



To: City of Fort Thomas, KY Planning Commission

From: Alisa Duffey Rogers, AICP
Frank Twehues, P.E.

Subject: Zoning Ordinance Update
Considerations for April 19, 2023 Meeting

Date: April 13, 2023

- ▶ At the community engagement sessions on March 16, 2023, ten community members attended, and the following topics were discussed:
 - Potential development along US-27
 - Concerns with residential development over commercial uses on US-27 and in the proposed Neighborhood Commercial/Office District
 - Maintenance of commercial tenant spaces
 - Standards needed for parking structures
 - Historic District for Tower Park
 - The unique character of Fort Thomas Avenue outside of Downtown and Midway
 - Appropriate transitions between single-family detached dwellings and commercial development on adjacent parcels
 - Proposed Section 1.10, Waivers
 - Zoning of the non-residential parcel at S. Fort Thomas & Bivouac Avenues
 - Additional public engagement for Zoning Ordinance Update

- ▶ At the Planning Commission meeting on April 19, we will present the following Ordinance Sections and potential discussion topics, which are highlighted in yellow text boxes in the draft Sections.

Article III - Zoning Districts

- Section 3.8 – Fort Thomas Avenue Overlay District Regulations – This Section recognizes the special nature of the residential portions of Fort Thomas Avenue and regulates accordingly.
 - ◆ Does this Applicability sub-section, 3.8.02, apply the Fort Thomas Avenue Overlay correctly? (Page 1 in Section 3.8)
 - ◆ Is the proposed front setback appropriate? (Page 2 in Section 3.8)
 - ◆ Should building height be regulated? (Page 2 in Section 3.8)



- ◆ Are the correct elements of single-family home design being regulated? (Page 2 in Section 3.8)
- ◆ Is the Zoning Administrator the appropriate reviewer? (Page 5 in Section 3.8)
- ◆ Should the Design Review Board review deviations? (Page 5 in Section 3.8)

- Section 3.9 - Central Business District Historic Overlay District Regulations – This Section incorporates the Central Business District (CBD) Local Historic District, which was established in 2002, into the Zoning Ordinance. This Section refers extensively to Sections 36.010 – 36.015, which are the Sections in the Code of Ordinances, that created the CBD Local Historic District.
 - ◆ Are these Protective Maintenance Requirements appropriate? (Page 2 in Section 3.9)

- Section 3.10 - Tower Park Historic Overlay District Regulations – This Section creates the Tower Park Historic Overlay District. This new local, historic district will regulate exterior changes to dwellings located on Greene and Pearson Streets, Cochran Avenue, and Alexander Circle. These dwellings have been subject to historic review previously due to various legal instruments some of which are now defunct. This new local historic district clarifies and codifies the historic review process for these dwellings.
 - ◆ Any concerns with the review of applications in the Tower Park Historic Overlay District? (Page 2 in Section 3.10)
 - ◆ Are these Protective Maintenance Requirements appropriate? (Page 4 in Section 3.10)